

DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)

Former Redevelopment Agency: Lawndale Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Successor Agency to the Lawndale Redevelopment Agency

Entity Assuming the Housing Functions of the former Redevelopment Agency: Lawndale Successor Housing Agency

Entity Assuming the Housing Functions  
Contact Name: Otis W. Ginoza Title Deputy City Manager Phone 310-973-3200 E-Mail Address [Oginoza@lawndalecity.org](mailto:Oginoza@lawndalecity.org)

Entity Assuming the Housing Functions  
Contact Name: Steve Mandoki Title City Manager Phone 310-973-3210 E-Mail Address [smandoki@lawndalecity.org](mailto:smandoki@lawndalecity.org)

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.  
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property  
Exhibit B- Personal Property  
Exhibit C - Low-Mod Encumbrances  
Exhibit D - Loans/Grants Receivables  
Exhibit E - Rents/Operations  
Exhibit F- Rents  
Exhibit G - Deferrals

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By submitting this Housing Asset Form, the Successor Agency, the City of Lawndale, and the Lawndale Housing Authority do not waive any constitutional, statutory, legal or equitable rights and expressly reserve any and all rights, privileges, and defenses available under law and equity.

Prepared By: Otis W. Ginoza

Date Prepared: 7/31/2012

**City of Lawndale**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Single Family Home	14611 Firmona Avenue Lawndale, CA 90260	\$262,595	4,483	4,483	No	N/A	12-Jan-12	\$262,595	None	None	30-Sep-11	N/A
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14611 Firmona is a single family home purchased by the Lawndale Housing Authority (LHA) using money from the low-mod housing fund. The house was never owned by the Redevelopment Agency or the Successor Agency. The intent of the LHA was to rehabilitate the home and use it for low-mod housing. Due to uncertainty regarding the dissolution of redevelopment agencies, the project was put on hold and the home is vacant. The number in the square footage column is the land area of the parcel not the square footage of the house.

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Lawndale  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
1	Records	Documents	None	12-Jan-12	None	None	None	Various
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Listed on this form are the housing records and documents of the Lawndale Redevelopment Agency which were transferred to the Lawndale Housing Authority when it became the housing successor agency.

a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of Lawndale  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Low/Mod Housing Two Units	6-May-10	Habitat For Humanity	\$ 55,867	Yes	California Redevelopment Law	Habitat For Humanity	\$739,644	None	\$272,000	1-Aug-08
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit D - Loans/Grants Receivables

**City of Lawndale**  
**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan	\$ 428,000	17-Jun-10	Habitat For Humanity	New Construction	Yes	Portion at Resale	0	\$ 428,000
2	Loan	\$20,000	8/16/05	Available for Review (1)	Rehabilitation	Yes	10/31/2007	0	\$20,000.00
3	Loan	\$15,000	1/10/01	Available for Review (1)	Rehabilitation	Yes	2/22/2002	0	\$15,000.00
4	Loan	\$15,000	5/7/01	Available for Review (1)	Rehabilitation	Yes	7/1/2004	0	\$14,046.51
5	Loan	\$15,000	9/11/02	Available for Review (1)	Rehabilitation	Yes	6/29/2005	0	\$15,000.00
6	Loan	\$15,000	5/2/00	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
7	Loan	\$18,000	7/14/00	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
8	Loan	\$15,000	7/24/00	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
9	Loan	\$15,000	10/5/00	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
10	Loan	\$15,000	9/20/00	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
11	Loan	\$15,000	1/22/01	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
12	Loan	\$15,000	1/31/01	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
13	Loan	\$8,000	2/8/02	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
14	Loan	\$18,000	3/6/02	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
15	Loan	\$15,000	11/23/03	Available for Review (1)	Rehabilitation	Yes	2/26/2008	0	\$8,710.22
16	Loan	\$18,000	5/12/04	Available for Review (1)	Rehabilitation	Yes	7/25/2006	0	\$14,789.49
17	Loan	\$23,000	9/10/04	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
18	Loan	\$1,318	9/10/04	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
19	Loan	\$14,274	11/29/04	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
20	Loan	\$43,000	4/11/05	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
21	Loan	\$862	7/6/05	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
22	Loan	\$23,000	12/27/05	Available for Review (1)	Rehabilitation	Yes	8/31/2011	0	\$20,000.00
23	Loan	\$23,000	7/1/06	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
24	Loan	\$23,000	10/24/06	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
25	Loan	\$22,970	1/9/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
26	Loan	\$5,970	1/9/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
27	Loan	\$23,000	3/10/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
28	Loan	\$23,000	6/20/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
29	Loan	\$22,735	7/7/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
30	Loan	\$22,850	7/27/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
31	Loan	\$9,275	8/8/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A

32	Loan	\$22,950	9/11/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
33	Loan	\$23,000	10/27/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
34	Loan	\$23,000	10/2/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
35	Loan	\$23,000	11/10/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
36	Loan	\$11,627	12/2/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
37	Loan	\$21,400	11/3/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
38	Loan	\$23,000	12/29/08	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
39	Loan	\$23,000	10/15/09	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
40	Loan	\$10,250	4/2/09	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
41	Loan	\$24,000	4/2/09	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
42	Loan	\$15,390	4/15/09	Available for Review (1)	Rehabilitation	Yes	8/6/2010	0	\$12,390.00
43	Loan	\$23,000	1/19/10	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
44	Loan	\$23,000	1/14/10	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
45	Loan	\$20,920	2/2/10	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
46	Loan	\$7,000	11/18/10	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
47	Loan	\$23,000	2/18/10	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
48	Loan	\$23,000	6/29/10	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
49	Loan	\$23,000	10/22/10	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
50	Loan	\$23,000	2/1/11	Available for Review (1)	Rehabilitation	Yes	N/A	0	N/A
51	Loan	\$23,000	10/17/10	Available for Review (1)	Rehabilitation	Yes	12/30/2011	0	\$20,000.00

(1) - Names for these private parties are on record with the Lawndale Housing Successor Agency and are available for review by DOF.

Item 1 Is a loan to Habitat for Humanity used to create two affordable owner occupied housing units at 4412-4414 163rd Street, Lawndale CA  
Items 2-51 Are rehabilitation loans provided to low and moderate income homeowners. Most of the loans are forgivable. Loans or portions of loans not forgiven are to be repaid on transfer.  
This schedule describes future payments. Payments prior to July 31, 2012 are listed on Exhibit E.

City of Lawndale  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	loan repayments	single family homes	various	Housing Authority	Housing Authority	affordable housing	yes	CRL	
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\*ASSETS ARE LISTED ON EXHIBIT "D" AND ARE INCORPORATED BY REFERENCE

The Redevelopment Agency had a program that provided rehabilitation loans to low-mod single family home owners using low mod housing funds. Most of the loans are forgivable over a period of years and some require small payments. The Agency receives revenue from these loans when the home is sold before the loan has been forgiven. From July 1, 2000, to July 31, 2012, the Agency has received repayments totaling \$241,672.63. These payments were deposited to the low and moderate income housing fund and will be be used for affordable housing purposes. Future payments from the rehabilitation loan program are listed on Exhibit D.

a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City Lawndale  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
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\*ASSETS ARE LISTED ON EXHIBIT "D" AND ARE INCORPORATED BY REFERENCE

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.



Exhibit G - Deferrals

City of Lawndale  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	HSC 33690 c 1	FY 2009-10	1016730	0	816730	Before June 2015
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In FY 2009/10 the Redevelopment Agency deferred a housing fund deposit in order to pay SERAF.